

**ORDINANCE NO. 20051215-091**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE REED ESTATE LOCATED AT 2407 HARRIS BOULEVARD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO FAMILY RESIDENCE-HISTORIC (SF-3-H) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to family residence-historic (SF-3-H) combining district on the property described in Zoning Case No.C14H-05-0024, on file at the Neighborhood Planning and Zoning Department, as follows:

A 4.055 acre tract of land out of the George W. Spear League, Survey No. 7, Abstract No. 697, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

generally known as the Reed Estate, locally known as 2407 Harris Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on December 26, 2005.

**PASSED AND APPROVED**


December 15, 2005

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Will Wynn  
Mayor

**APPROVED:**

  
David Allan Smith  
City Attorney

**ATTEST:**

  
Shirley A. Gentry  
City Clerk

FIELD NOTES FOR  
4.055 ACRES,  
GEORGE W. SPEAR LEAGUE,  
SURVEY No. 7,  
ABSTRACT No. 697,  
CITY OF AUSTIN,  
TRAVIS COUNTY, TEXAS

### METES AND BOUNDS DESCRIPTION

DESCRIPTION OF A 4.055 ACRE TRACT OF LAND OUT OF THE GEORGE W. SPEAR LEAGUE, SURVEY No. 7, ABSTRACT No. 697 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND BEING THAT CERTAIN TRACT OF LAND CALLED 4.0567 ACRES AS CONVEYED TO GABRIELLE SHESHUNOFF BY DEED RECORDED IN DOCUMENT No. 2003067925 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT HAVING BEEN SURVEYED ON THE GROUND BY SNS ENGINEERING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a  $\frac{1}{2}$ " iron rod with a cap stamped "SNS" set at the back of a concrete curb on the easterly line of Harris Boulevard, at the southwest corner of a tract of land conveyed to Oscar B. Jackson and Susan Jean Jackson by deed recorded in Volume 6368, Page 324 of the Deed Records of Travis County, Texas, for the northwest corner of the tract herein described;

**THENCE**, departing the easterly line of Harris Boulevard and along the common line of said Jackson tract and the tract herein described as follows:

- 1.) S  $68^{\circ}38'24''$ E, a distance of 197.30 FEET to a  $\frac{1}{2}$ " iron rod with a cap stamped "SNS" set for an angle point;
- 2.) S  $78^{\circ}39'28''$ E, a distance of 132.09 FEET to a  $\frac{1}{2}$ " iron rod with a cap stamped "SNS" set on the westerly line of a tract of land conveyed to John P. Schneider and Eleanor L. Schneider by deed recorded in Volume 2082, Page 437 of the Deed Records of Travis County, Texas for the northeast corner of the tract herein described, same being the southeast corner of said Jackson tract,

**THENCE**, along the westerly line of said Schneider tract, a 10,498 square foot tract of land conveyed to George R. Mellon and Margaret A. Mellon by deed recorded in Volume 11427, Page 2251 of the Real Property Records of Travis County, Texas, a tract of land being the south forty (40') feet of Lot No. 4 of the Josephine Lucille Fisher Reservation as recorded in Book 3, Page 128 of the Plat Records of Travis County, Texas and shown on plat recorded in Volume 491, Page 306 of the Deed Records of Travis County, Texas, conveyed to Andrew Kaapke Fish by deed recorded in Volume 12797, Page 578 of the Real Property Records of Travis County, Texas, a twenty (20') foot wide roadway as shown on plat in Volume 491, Page 306, and a tract of land being Lot 1 of said Josephine Lucille Fisher Reservation, conveyed to Andrew Kaapke Fish in Volume 12797, Page 578, common with the easterly line of the tract herein described, S  $18^{\circ}05'46''$ W, a distance of 374.98 FEET to an axle found for an angle point;

**THENCE**, along the westerly line of the latter Andrew Kaapke Fish tract and a tract of land being the same as described in Volume 523, Page 581 of the Deed Records of Travis County, Texas, conveyed to Andrew Kaapke Fish in Volume 12797, Page 578, common with the easterly line of the tract herein described, S  $28^{\circ}30'10''$ W, a distance of 287.12 FEET to a  $\frac{1}{2}$ " iron rod found on the easterly line of Windsor Road, at the most northerly east corner of a 3140 square foot tract of land conveyed to the City of Austin by deed recorded in Volume 1994, Page 266 of the Deed Records of Travis County, Texas, for the south corner of the tract herein described;

**THENCE**, departing the westerly line of said Andrew Kaapke Fish tract and along the common line of said City of Austin tract and the tract herein described, being the easterly line of Windsor Road as follows:

- 1.) N  $32^{\circ}49'55''$ W, a distance of 122.34 FEET to a  $\frac{1}{2}$ " iron rod with a cap stamped "SNS" set for an angle point;

**EXHIBIT A**

- 2.) N 30°28'36"W, a distance of 91.56 FEET to a ½" iron rod with a cap stamped "SNS" set for an angle point;
- 3.) N 22°04'36"W, a distance of 53.85 FEET to a ½" iron rod with a cap stamped "SNS" set for an angle point;
- 4.) N 18°22'01"W, a distance of 42.09 FEET to a ½" iron rod with a cap stamped "SNS" set for an angle point;
- 5.) N 14°41'55"W, a distance of 41.35 FEET to a ½" iron rod with a cap stamped "SNS" set at the most northerly west corner of said City of Austin tract, for an interior corner of the tract herein described;

THENCE, along the common line of said City of Austin tract and the tract herein described, S 77°06'23"W, a distance of 10.00 FEET to a ½" iron rod with a cap stamped "SNS" set at the back of a concrete curb on the easterly line of Harris Boulevard, at the most westerly west corner of said City of Austin tract, for a westerly corner of the tract herein described;

THENCE, along the common line of Harris Boulevard and the tract herein described as follows:

- 1.) N 10°06'21"W, a distance of 50.00 FEET to a ½" iron rod with a cap stamped "SNS" set at the back of a concrete curb for an angle point;
- 2.) N 04°02'30"W, a distance of 50.17 FEET to a ½" iron pipe found at the back of a concrete curb for an angle point;
- 3.) N 07°48'06"E, a distance of 50.02 FEET to a ½" iron pipe found at the back of a concrete curb for an angle point;
- 4.) N 25°06'41"E, a distance of 46.82 FEET to a ½" iron pipe found for an angle point;
- 5.) N 22°22'58"E, a distance of 53.12 FEET to an "X" set in concrete curb for an angle point;
- 6.) N 26°32'00"E, a distance of 50.00 FEET to a ½" iron pipe found at the back of a concrete curb for an angle point;
- 7.) N 24°44'37"E, a distance of 61.59 FEET to a ½" iron rod with a cap stamped "SNS" set at the back of a concrete curb for an angle point;
- 8.) N 23°07'56"E, a distance of 61.19 FEET to the POINT OF BEGINNING and containing 4.055 acres of land, more or less.

See SNS Engineering "Plat of Survey" No. 031354, page 3 of 3 attached hereto and made a part hereof.



Mary P. Hawkins  
Registered Professional Land Surveyor No. 4433  
State of Texas



